

001.0

0003

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

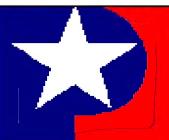
957,500 / 957,500

USE VALUE:

957,500 / 957,500

ASSESSED:

957,500 / 957,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32-32A		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KANZER WILLIAM M &	
Owner 2: KANZER DAVID A	
Owner 3:	
Street 1: 8 FORESTER RD	
Street 2:	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	Type:

PREVIOUS OWNER

Owner 1: KANZER WILLIAM M & DEBORAH -
Owner 2: KANZER DAVID A -
Street 1: 9 CAMBRIDGE TURNPIKE
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,000

Spl Credit

Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 957,500 / 957,500
 957,500 / 957,500
 957,500 / 957,500

1036

GIS Ref

GIS Ref

Insp Date

08/04/17

PRINT

LAST REV

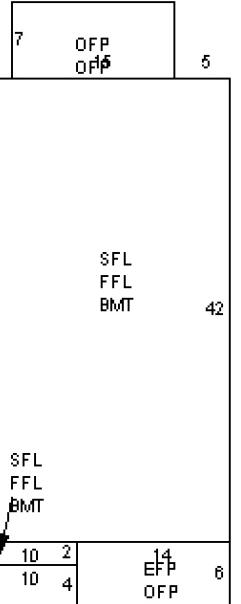
1101

Prior Id # 1:	1036
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	15:58:59
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
8/3/2017	Permit Visit	DGM	D Mann
8/2/2017	Measured	DGM	D Mann
8/2/2017	Left Notice	DGM	D Mann
4/11/2013	Info Fm Prmt	MM	Mary M
4/30/2009	Measured	372	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Good			CHK COND 1/2001.										
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:													
Foundation: 2 - Conc. Block				A 3QBth: 1	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating:													
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 2										
Color: GRAY				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl: 1	Rating:			Other										
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1915	Eff Yr Blt:			Location: 1				Lvl 1										
Alt LUC:	Alt %:			Total Units: 1				Lower										
Jurisdct: G6	Fact: .			Floor: 1				Totals				RMs: 10	BRs: 4	Baths: 2	HB			
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRs	FL								
Prim Int Wall: 2 - Plaster				Functional: 1	%	Interior:	2	5	2									
Sec Int Wall: 1	%			Economic: 1	%	Additions:												
Partition: T - Typical				Special: 1	%	Kitchen:												
Prim Floors: 4 - Carpet				Override: 1	%	Baths: 2004												
Sec Floors: 1	%			Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor: 1				Heating:														
Bsmnt Gar: 1				General: 1														
Electric: 3 - Typical				Totals				2	10	4								
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 2																		
% Heated: 100	% AC: 100																	
Solar HW: Yes	Central Vac: NO																	
% Com Wall:	% Sprinkled:																	
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1										
SPEC FEATURES/YARD ITEMS								PARCEL ID	001.0-0003-0028.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: 1 Total Special Features: 1 Total: 1																		



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,040	58.300	60,632						
FFL	First Floor	1,040	194.330	202,108						
SFL	Second Floor	1,040	194.330	202,108						
OPP	Open Porch	334	21.220	7,089						
EFP	Enclos Porch	84	59.030	4,959						
Net Sketched Area: 3,538				Total: 476,896						
Size Ad	2080	Gross Are	3538	FinArea	2080					

IMAGE



AssessPro Patriot Properties, Inc